

Planning Commission Meeting
November 15, 2012
Verbatim Excerpt

RZ/FDP 2012-BR-014 – ELEVEN OAKS, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Ms. Hurley.

Commissioner Hurley: Thank you, Mr. Chairman. This was the first case that the brand new Braddock District Land Use Committee has looked at. So they looked at it very intensely and I appreciate their help. They voted - the subcommittee voted in favor of it; the full Committee has approved it, but only online. They haven't had a formal vote on it. They did have several questions, though. One was the water pressure issue, and we've already discussed that the City of Fairfax will be supplying the water and the water pressure issue is being addressed and will be monitored for any negative impact on the existing townhouses. Secondly, the City is responsible for moving the buses. We need to make that clear. It's not the County and it's not the school system. Third, in response to our first speaker about putting student housing there instead - - various thoughts about what could be in that spot. You could make a little college town where they sell t-shirts and have book stores and, you know, all that sort of thing there. There are lots of things you could do with the land; however, right now it's owned by the City of Fairfax. It was, I understand, thought of by George Mason University - they thought of putting faculty housing there and instead they moved it over to the east. At one point they were going to put the hotel there and the hotel instead was built over by 123. So for a long time it's been a question of what is the best use for that land. There were six - at least half a dozen - bids of what should - what the City could do with that land and Madison Homes has come up with the best offer. So yes, it has been the subject of intense discussions. I appreciate your input. I've got a college student myself. Housing is always an issue. The next point from the Land Use Committee was about the traffic. They talked about ways of slowing down the traffic. The City is already purposely slowing down that road. Ms. Baker mentioned the sharrows - putting in the bike paths on that road. That helps slow it down. We don't expect, and nobody's encouraging, students to go speeding through that - George Mason Boulevard. Next point, the landscaping issues: again, that was a concern of the Land Use Committee. I think the developer has addressed that more than adequately at this point. And the major issue was about the stormwater management and that - well this is - the whole major issue is that this is divided among several different jurisdictions. The City - as I understand it all now - the City is going to take care of fire, EMT, the water, the sewer, and the George Mason Boulevard itself because they own the street; George Mason University will take care of the stormwater management; and the County will take care of the police issues on our side of the line, the school students on our side of the line; and the parks, the trash, and the side streets will be maintained by the HOA - and as Mr. Flanagan asked - the rain gardens. So it's sort of divided among several different jurisdictions, several different authorities, but I think it's all been worked out and has been well staffed and I appreciate Mr. O'Donnell's intense work on this project. So, having said all that, I would like to make several motions. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2012-BR-014, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED 30 OCTOBER 2012.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve of RZ 2012-BR-014, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hurley: Second, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2012-BR-014, SUBJECT TO THE BOARD'S APPROVAL OF THE CONCURRENT REZONING APPLICATION.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of that motion? All those in favor of the motion to approve FDP 2012-BR-014, subject to the Board's approval of the Rezoning and Conceptual Development Plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hurley: Third, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE 600-FOOT MAXIMUM LENGTH FOR A PRIVATE STREET.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hurley: Finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE OFF-STREET PARKING SPACE REQUIREMENT, SECTION 11-102(1), WHICH REQUIRES OFF-STREET PARKING SPACES TO BE LOCATED ON THE SAME LOT AS THE STRUCTURE, TO PERMIT EXTENSIONS OF THE DRIVEWAY BEYOND THE LOT LINE SHOWN ON THE CDP/FDP.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioners Lawrence and Sargeant absent from the meeting.)

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